169.0	0005	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,200 /	791,200
					USE VALUE:	791,200 /	791,200
					ASSESSED:	791,200 /	791,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HART ANDREA--ETAL
Owner 2:	COLONNESE ANTHONY B
Owner 3:	
Street 1:	60 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 2346 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9335.000	301,200		490,000	791,200
Total Card	0.214	301,200		490,000	791,200
Total Parcel	0.214	301,200		490,000	791,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.25 | /Parcel: 337.25

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 111925

GIS Ref

GIS Ref

Insp Date 07/31/18

!13063!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0005-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,200	0	9,335.	490,000	791,200		Year end	12/23/2021
2021	101	FV	292,100	0	9,335.	490,000	782,100		Year End Roll	12/10/2020
2020	101	FV	292,100	0	9,335.	490,000	782,100	782,100	Year End Roll	12/18/2019
2019	101	FV	231,500	0	9,335.	490,000	721,500	721,500	Year End Roll	1/3/2019
2018	101	FV	239,000	0	9,335.	413,000	652,000	652,000	Year End Roll	12/20/2017
2017	101	FV	239,000	0	9,335.	378,000	617,000	617,000	Year End Roll	1/3/2017
2016	101	FV	239,000	0	9,335.	322,000	561,000	561,000	Year End	1/4/2016
2015	101	FV	225,900	0	9,335.	280,000	505,900	505,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:04:58

LAST REV

Date	Time
02/26/20	10:57:18
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13063

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER JAMES/ET	22935-252		2/24/1993		222,000	No	No	Y	

USER DEFINED

Prior Id # 1:	111925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1727	Wood Dec	3,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Meas/Inspect	CC	Chris C
10/20/2008	Meas/Inspect	189	PATRIOT
12/15/1999	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9335		Sq. Ft.	Site		0	70.	0.75	7									490,035						490,000	

Total AC/HA:	0.21430	Total SF/SM:	9335	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	490,035	Spl Credit		Total:	490,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23333335
Const Adj.:	0.99989998
Adj $ / SQ:	160.317
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436502
Depreciation:	135316
Depreciated Total:	301187

COMMENTS

PDAS. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

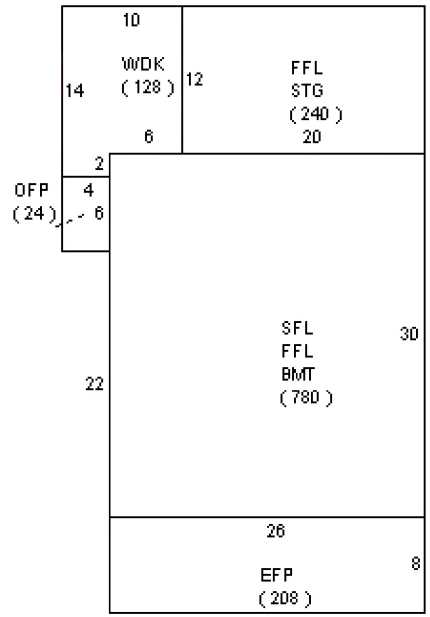
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	160.32
Special Features:	0	Val/Su Net:	94.72
Final Total:	301200	Val/Su SzAd	167.33

SKETCH



Sum Area By Label :
SFL = 780
FFL = 1020
BMT = 780
EFP = 208
STG = 240
WDK = 128
OFP = 24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,020	160.320	163,524
BMT	Basement	780	69.980	54,583
SFL	Second Floor	780	160.320	125,047
STG	Storage	240	6.830	1,640
EFP	Enclos Porch	208	40.310	8,384
WDK	Deck	128	13.810	1,768
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	3,180	Total:	356,002
Size Ad	1800	Gross Area	3180	FinArea 2346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0005-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	